Mayor Michael B. Coleman

COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ www.columbus.gov

OFFICE USE ONLY

Application Number: CV12-009 / 12315-00000-00143
Date Received: 3/16/12
Application Accepted By: S. Pine Fee: $630 —
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 70 E. 4th Ave., Columbus Oh Zip 43201
Is this property currently being annexed into the City of Columbus ☐ Yes ☑ No
If the site is pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 036868

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): R-4

Recognized Civic Association or Area Commission: Italian Village

Proposed use or reason for Council Variance request: Sale of Property

Acreage: 0.06

APPLICANT: Name David A. Applegate
Address 14401 Sterling Run City/State Spring Hill, Florida Zip 34609
Phone #(614)291-9177 Fax # Email:

PROPERTY OWNER(S): Name David A. Applegate
Address 14401 Sterling Run City/State Spring Hill, FL. Zip 34609
Phone #(614)291-9177 Fax # Email:

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT ☐ Attorney ☑ Agent
Name Howard Bennett
Address 90 Brickel St. City/State Columbus, Ohio Zip 43215
Phone #(614)205-4597 Fax # Email:

SIGNATURES (ALL SIGNATURES MUST BE SIGNED IN BLUE INK)

D.A. APPLICANT SIGNATURE David A Applegate
D.A. PROPERTY OWNER SIGNATURE David A Applegate
~~ATTORNEY~~ / AGENT SIGNATURE [signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/14/11

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AFFIDAVIT

(See next page for instructions)

APPLICATION # CV12-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Howard Bennett
of (1) MAILING ADDRESS 90 Brickel St. Columbus, Ohio 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at 43201
(2) per CERTIFIED ADDRESS FOR ZONING PURPOSES 70 E 4th Ave & 1153 Say Ave, Cols., O.
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/16/12
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
(4) David A. Applegate
14401 Sterling Run
Spring Hill, Florida
34609

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)
Howard Bennett
(614) 224-1051 Home 205-4597 cell

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS
(5) Italian Village
Randy Black / Connie Torbeck
109 N. Front St., Cols. O. 43215

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT (8) [signature]

Subscribed to me in my presence and before me this 15th day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC (8) [signature]

My Commission Expires: Jan 14, 2015

Notary Seal Here

NOTARY PUBLIC STATE OF OHIO

GENEVI SCHINDEHUTTE
Notary Public, State of Ohio
My Commission Expires Jan. 14, 2015
Recorded in Franklin County

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CV12-009

Howard Bennett
90 Brickel St.
Columbus, Ohio 43215

David Applegate
14401 Sterling Run
Spring Hill, Florida 34609

Ryan Alge
P.O. Box 8067
Columbus, Ohio 43201

Michael & Vanessa Maloof
2362 N. High St.
Columbus, Ohio 43202

Italian Village Commission
c/o Randy Black
109 N Front Street
Columbus, OH 43215

Daisy Hagan-Bolen
2210 Rankin Ave.
Columbus, Ohio 43201

Bonnie Walton
63 E. 4th Ave.
Columbus, Ohio 43201

Jennifer Bleen
65 N. Monroe Ave.
Columbus, Ohio 43203

Yvonne Day
1158 Say Ave.
Columbus, Ohio 43201

Stephen & Irene Palmer
1516 Ashdowne Road
Columbus, Ohio 43221

Johnny Ringo
1159 Say Ave.
Columbus, Ohio 43201

Mary & Shannon Saultz
69 E. 4th Ave.
Columbus, Ohio 43201

Genevi Schindehutte
1171 Say Ave.
Columbus, Ohio 43201

James Daley
P.O. Box 21051
Columbus, Ohio 43221

Joseph Armeni & Amelia Salerno
455 W. 3rd Ave.
Columbus, Ohio 43201

Starlet Leslie
1164 Say Ave.
Columbus, Ohio 43201

Sarah Cohen
55 E. 4th Ave.
Columbus, Ohio 43201

Cheryl & Herbert LTD
1316 Fireside Ct.
Union, Kentucky 41091

Geoffrey Rensi
1011 City Park Ave.
Columbus, Ohio 43206

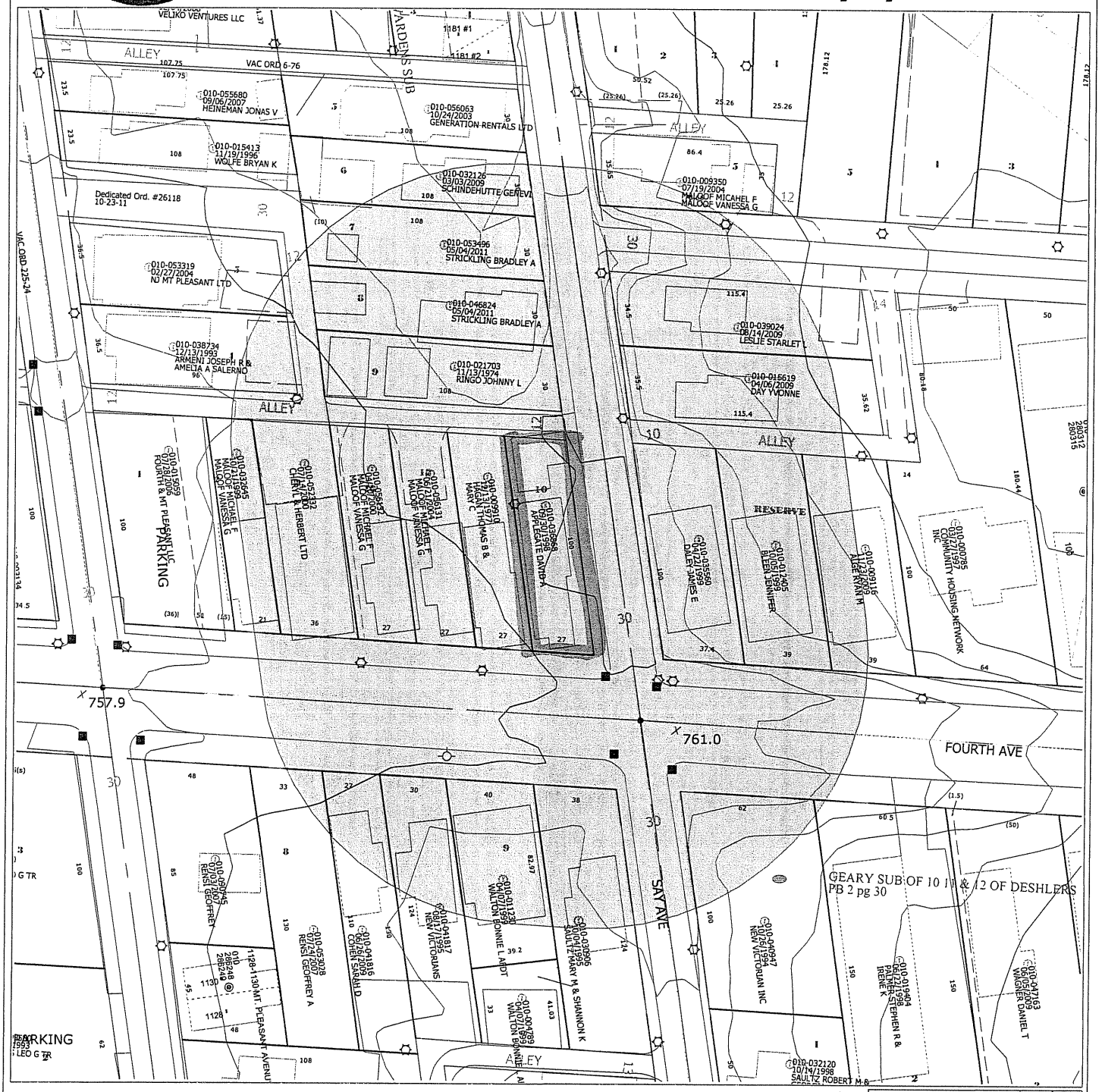
NJ MT Pleasant LTD
815 N. High St.
Columbus, Ohio 43215

Bradley Strickling
1163 Say Ave.
Columbus, Ohio 43201

CU12-009

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 3/6/12**



Scale = 66'

Grid North

Disclaimer

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Real Estate / GIS Department

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # CV12-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Howard Bennett

Of [COMPLETE ADDRESS] 90 Brickel St., Columbus Ohio 43215
deposes and states that [he/~~she~~] is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, Sate, Zip
Number of Columbus based employees
Contact name and number

1. David A. Applegate 14491 Sterling Run Spring Hill, Florida 34609	2.
3.	4.

☐ ***Check here if listing additional parties on a separate page.***

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: Jan 14, 2015

Notary Seal

NOTARY PUBLIC STATE OF OHIO

GENEVI SCHINDEHUTTE
Notary Public, State of Ohio
My Commission Expires Jan. 14, 2015
Recorded in Franklin County

This Project Disclosure Statement expires six months after date of notarization.

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CV12-009

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STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of Public Streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

This request for variance is to recognize and permit the existing two homes on one lot. Zoned R4, the variance will not adversely affect any neighbor or property. No physical changes are planned to either home or this property. The variance is needed to complete the sale of this property with "Two Homes on one Lot." No changes in any existing structure are planned. Street parking signs are in place, trash pick-up will continue unaffected, No fencing changes are planned, No impact to traffic flow.

Signature of Applicant [signature] Date March 15th, 2012

Howard Bennett

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PRE-APPLICATION REVIEW WORKSHEET

THIS PAGE WILL BE COMPLETED AT THE PRE-APPLICATION REVIEW MEETING BY CITY STAFF

- ☐ Address of location of the site — 70 E 4th Ave
- ☐ Annexation status — In Columbus
- ☐ Current development on the property — 2 single-unit dwellings on 1 lot
- ☐ Current zoning and legal use of the property (Attach computer record if applicable) — R-4
- ☐ Proposed use of the site — Conform existing conditions
- ☐ Zoning Districts, Variances or Special Permit requested — CV for use, yard standards
- ☐ Total acreage of the site — 0.06
- ☐ Site location- Attach and identify here the types of maps referenced (Zoning Map/GIS Map)
- ☐ Special development review standards:
  - Flood plain
  - Airport Environs Overlay
  - Historic Districts [HRC, Architectural Review, Listed Property] — Italian Village
  - Traffic Standards Code [Right of Way, TIS, other] ..... — Dan Blechschmidt, Planning & Operations Division 645-1694
  - Parkland (land, easements, bike paths, other) ..... — Maureen Lorenz, Dept of Recreation & Parks 645-3306
  - Zoning Clearance (Site plan review)
  - Other
- ☐ Review of Public Notice Affidavit requirements
- ☐ Adopted Area Plan or Development Policies Recommendation / Other
- ☐ Preliminary Review of Limitation text or planned district text standards
- ☐ Area Commission or other Community Group — Italian Village - 645-6821 Randy Black, 109 N Front St., Cols OH 43215
- ☐ Proposed Hearing Date
- ☐ Cut-off Date for the Proposed Hearing Date
- ☐ Items to be completed or revised before submittal — (1) 4/3/12 (2) (3) (4) (5)

☐ Requested Variances: Use in R-4 (3332.039), Area District Requirements (3332.15), Basis of computing (3332.18) ~~Fronting on Public Street (3332.19)~~, Setback (3332.21) Maximum side yard (3332.25) Min. side yard (3332.26) Rear yard (3332.27) Lot width (3332.05) lot area Vision Clearance 3321.05

Comments [Applicant]

Comments [City] Parking (3312.49) for 3 spaces

Staff met with Howard Bennett on 3/6/12 regarding this proposed application and applicant received a copy of this pre-application worksheet.

City Staff Representative Shannon J. Pine Date 3/6/12

Note: This **Pre-Application Review** is preliminary, based upon the information presented. This document is a tool to allow staff to become acquainted with the proposal and to identify issues relevant to the application. Additional information may be necessary after City Staff formally reviews your request.

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Revised 02/14/11

CV12-009

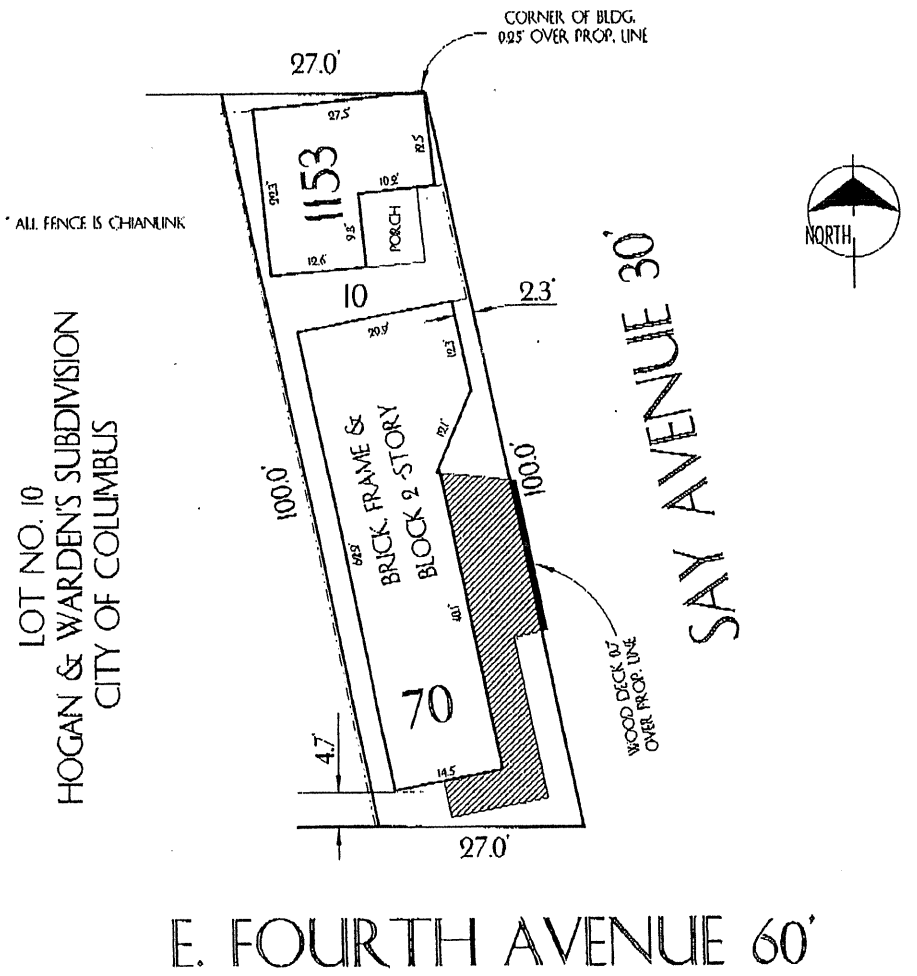
ERLENBACH LAND SURVEYING COMPANY
635 PARK MEADOW ROAD, SUITE 115
WESTERVILLE, OHIO 43081
OFFICE: 891-5888
FAX: 891-5889

ORDER NO. 3249-98

CERTIFIED TO AUTOMATED CLOSING SERVICES (DT) COUNTY OF FRANKLIN

LENDER RYLAND MORTGAGE COMPANY P.B. 3 PG. 355 PG.

SCALE 1"=20' DATE 9/17/98 DRN WDL BUYER APPLEGATE



We hereby certify that the foregoing MORTGAGE LOCATION SURVEY was prepared in accordancce with Chapter 4733-38, Ohio Administrative Code and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code. This plat is prepared for mortgage loan and title purposes only and is not to be construed as having been prepared for the owner or for the use of the owner for any purpose including the construction of fences.

F.E.M.A. FLOOD INFORMATION:
FLOOD ZONE "X" (MINIMAL HAZARD)
COMMUNITY-PANEL NO. 390170 0235 G

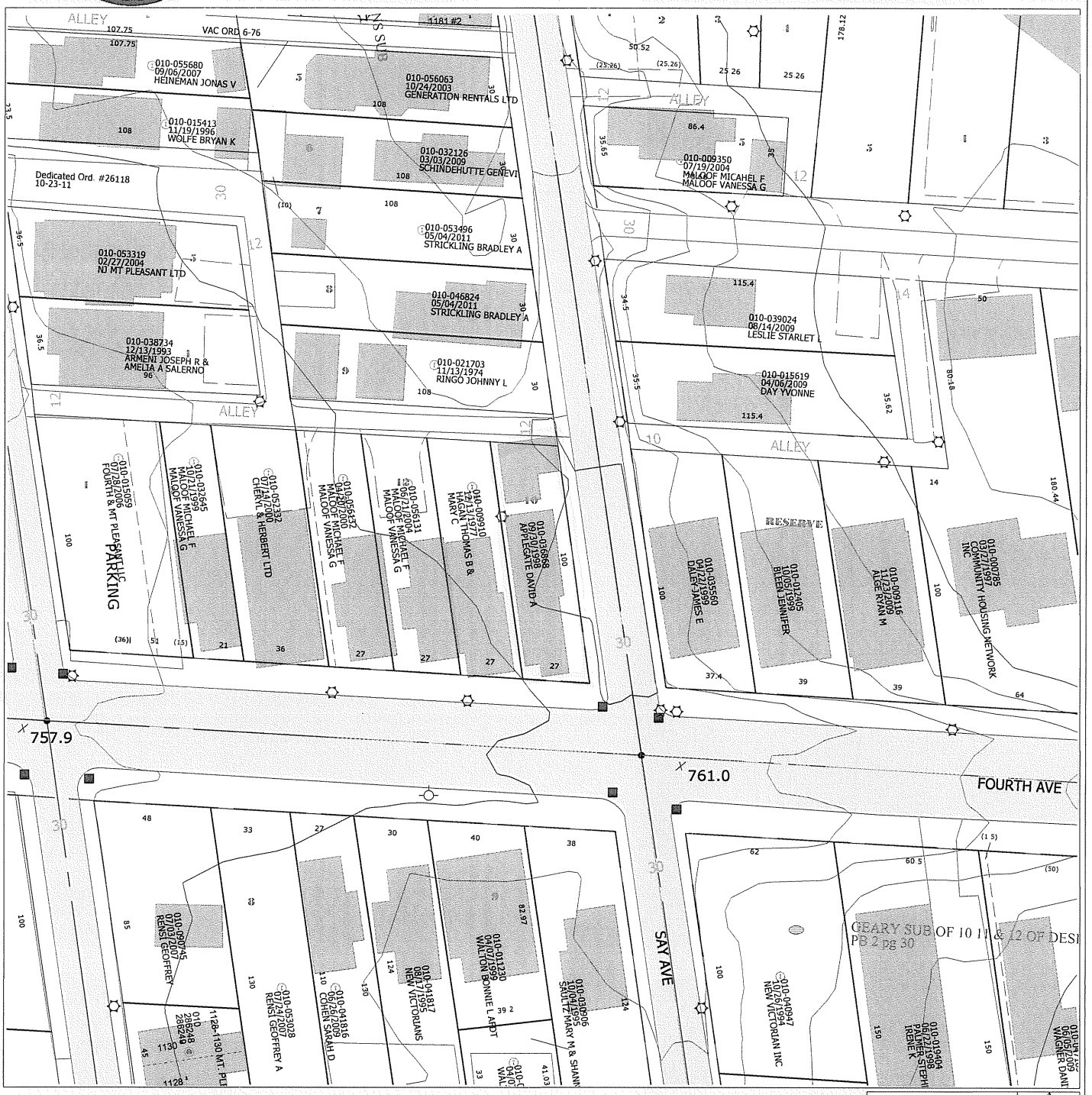
By _____
Registered Surveyor No.

STATE OF OHIO G. DEAN ERLENBACH 7272 REGISTERED PROFESSIONAL SURVEYOR

CV12-009

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 3/6/12**



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Grid North

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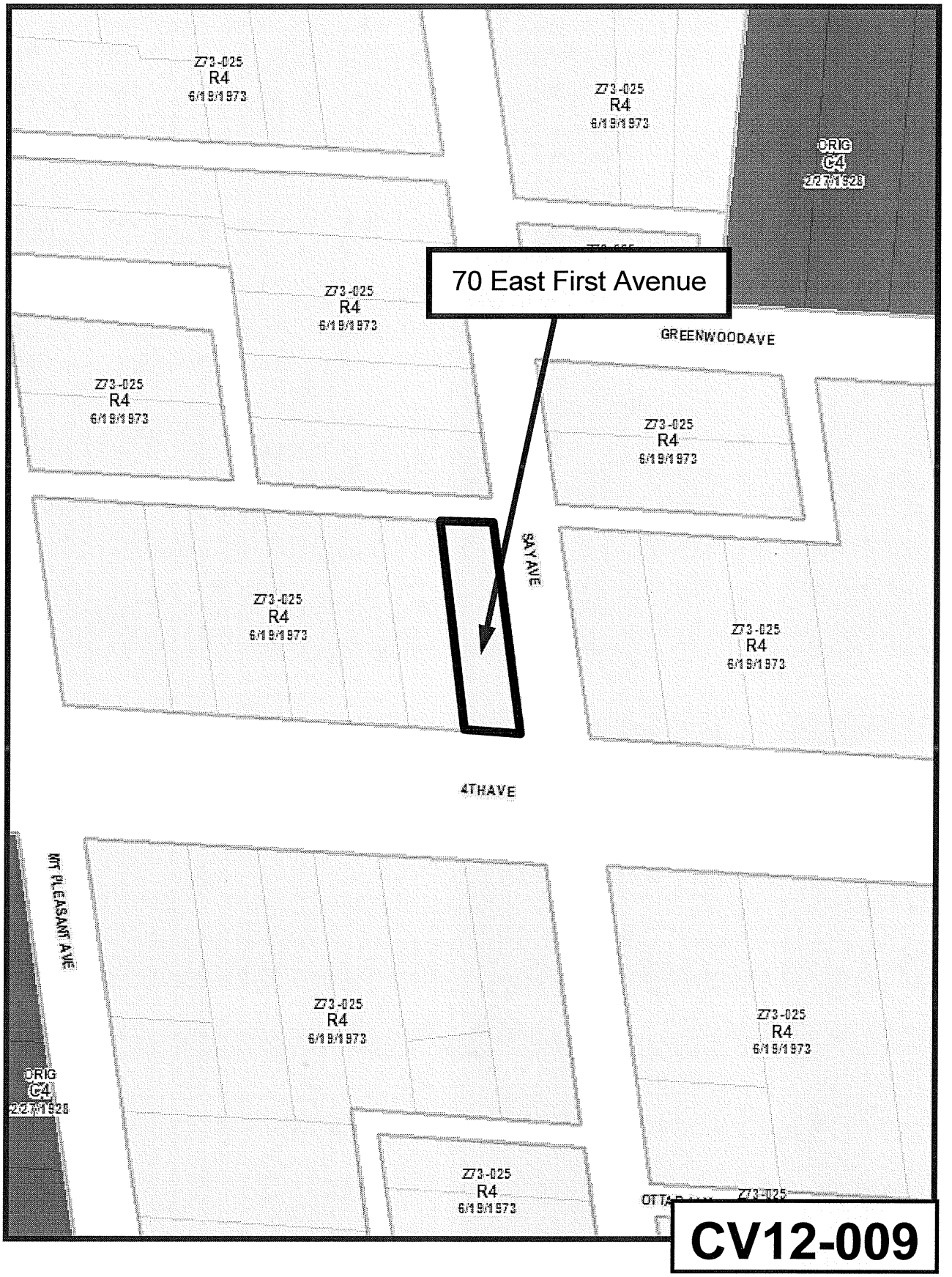
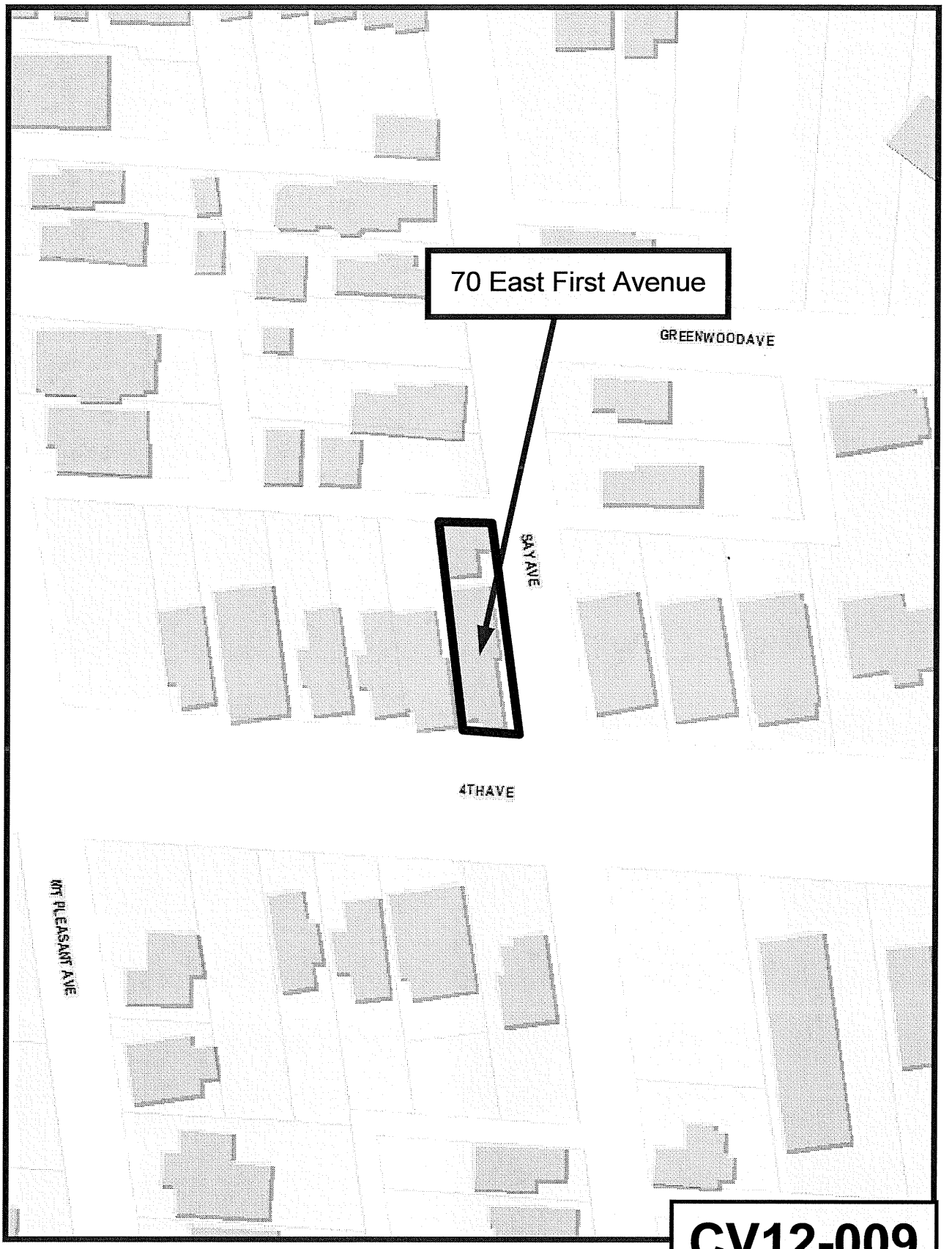
Real Estate / GIS Department


Z73-025
R4
6/19/1973
ORIG
C4
2/27/1928
70 East First Avenue
GREENWOODAVE
SAY AVE
4THAVE
MT PLEASANT AVE

CV12-009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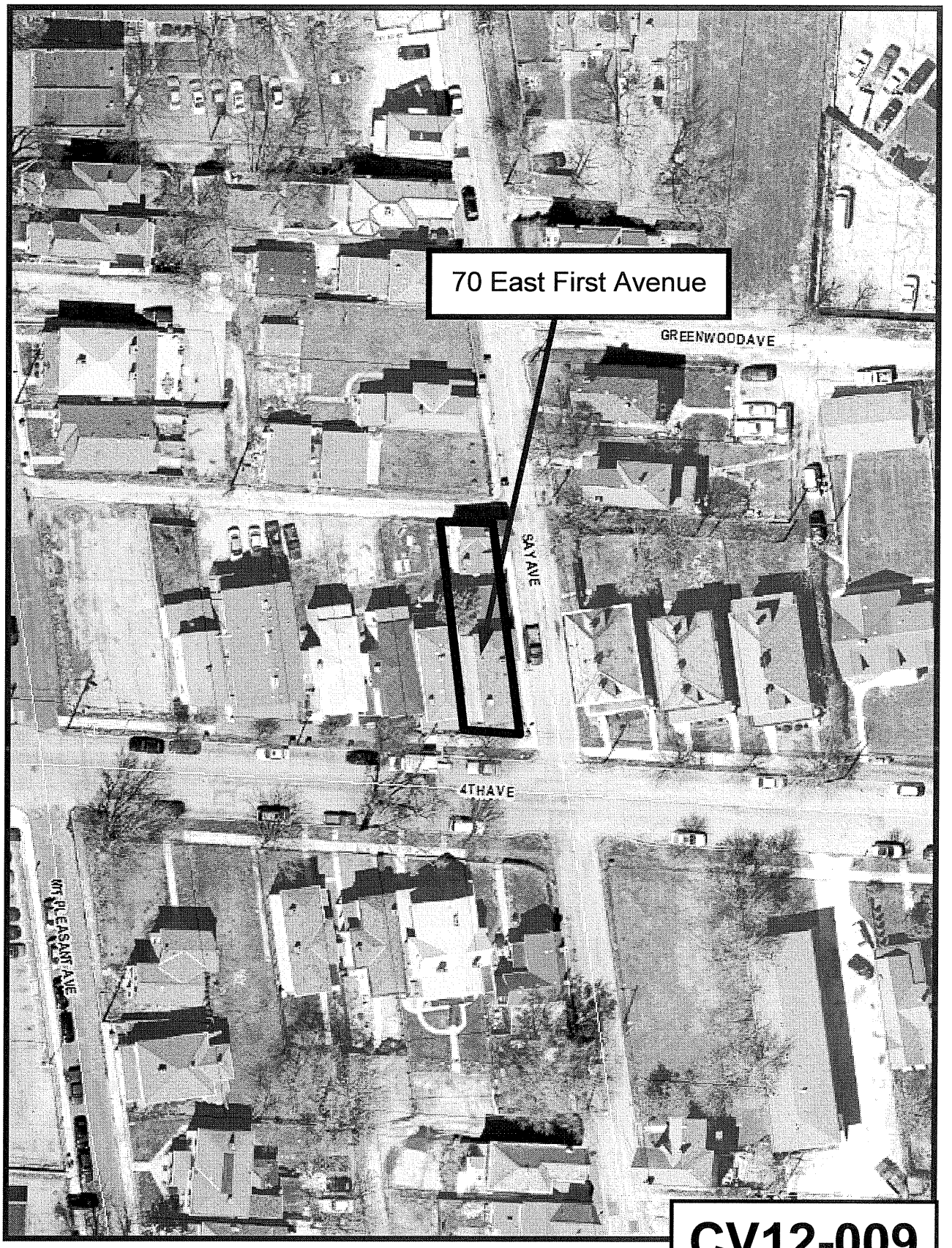
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